

**PUBLIC HEARING**

The **LOUDOUN COUNTY PLANNING COMMISSION** will hold a public hearing in the Board of Supervisors’ Meeting Room on the first floor of the County Government Center, 1 Harrison Street, S.E., Leesburg, Virginia, on **Tuesday, May 26, 2026, at 6:00 p.m.** to consider the

**LEGI-2023-0115, JOINT LCPS COL CENTRAL LOUDOUN SERVICE AND STORAGE: SPEX-2024-0006 & SPEX-2024-0007**  
*(Special Exception and Minor Special Exception)*

Loudoun County School Board has submitted applications for the following: a Special Exception and a Minor Special Exception for approximately 13.29 acres of land located north of Crosstrail Boulevard (Route 896), east of Sycolin Road (Route 643), west of Kincaid Boulevard (Route 1646), and south of the Town of Leesburg in the Leesburg Election District (the “Subject Property”). The Subject Property is more particularly described as PIN # 191-16-9866-000; 42000 Loudoun Center Place, Leesburg, Virginia 20175; Tax Map # /60////////12/.

For SPEX-2024-0006, the applicant seeks to permit a public utility service center with outdoor storage and an accessory small engine repair shop in the JLMA-20 (Joint Land Management Area – 20) Zoning District and to modify the buffer requirements of Loudoun County Zoning Ordinance Section 7.04.03. For SPEX-2024-0007, the applicant seeks to modify Type C Buffer requirements.

**LEGI-2025-0035, LOUDOUN COUNTY ADULT DETENTION CENTER EXPANSION PHASE III: SPEX-2025-0098, SPEX-2025-0099, SPEX-2025-0100, & SPEX-2025-0147**  
*(Special Exceptions and Minor Special Exception)*

Loudoun County Department of Transportation and Capital Infrastructure has submitted applications for the following: three special exceptions and one minor special exception for approximately 28.08 acres of land located north of Crosstrail Boulevard (Route 896), east of Sycolin Road (Route 625), west of Kincaid Boulevard (Route 1646), and south of the Town of Leesburg in the Leesburg Election District (the “Subject Property”). The Subject Property is more particularly described as PIN # 191-16-9866-000; 42035 Loudoun Center Place, Leesburg, Virginia, 20175; Tax Map # /60////////12/.

For SPEX-2025-0098, the applicant seeks to permit the expansion of a public safety use in the JLMA-20 (Joint Land Management Area – 20) Zoning District. For SPEX-2025-0099, the applicant seeks to reduce the required number of parking spaces by more than 10 percent. For SPEX-2025-0100, the applicant seeks a minor special exception to reduce the use-specific building setback on the southwest portion of the property from 120 feet to 75 feet. For SPEX-2025-0147, the applicant seeks to modify or eliminate the buffers associated with a previously approved special exception on the subject property.

**LEGI-2025-0012, GOLDEN SUBSTATION: CMPT-2025-0005, SPEX-2025-0032, SPEX-2025-0033, & SPEX-2025-0137**  
*(Commission Permit, Special Exceptions, and Minor Special Exception)*

Dominion Energy Virginia has submitted applications for the following: a commission permit, two special exceptions, and a minor special exception for approximately 15.8 acres of land located east of Pacific Boulevard (Route 1036), west of Sully Road (Route 28), and north of the Washington and Old Dominion Trail in the Sterling Election District (the “Subject Property”). The Subject Property is more particularly described as PIN 043-39-4801-000; Tax Map # /80AH/1///3C/.

For CMPT-2025-0005, the applicant seeks to permit a public utility. For SPEX-2025-0032, the applicant seeks to permit a utility substation in the IP (Industrial Park) Zoning District. For SPEX-2025-0033, the applicant seeks to eliminate the required Type C Buffer on the northern portion of the property. For SPEX-2025-0137, the applicant seeks to reduce the required parking ratio from one parking space per 1,000 square feet (SF) to one parking space per 30,000 SF.

**LEGI-2025-0007, TECH PARK AT DULLES SUBSTATION: CMPT-2025-0002, SPEX-2025-0016, & SPEX-2025-0020**  
*(Commission Permit, Special Exception, and Minor Special Exception)*

BCG Acquisition LLC has submitted applications for the following: a commission permit, a special exception, and a minor special exception for approximately 83.08 acres of land located immediately north of Dulles International Airport along West Perimeter Road, south of Old Ox Road (Route 606), and west of Carters School Road (Route 857) in the Dulles Election District (the “Subject Property”). The Subject Property is more particularly described as PIN # 124-18-9859-000; 43375 Old Ox Road, Sterling, Virginia 20166; Tax Map # 101////////93/. For CMPT-2025-0002, the applicant seeks to permit a utility substation. For SPEX-2025-0016, the applicant seeks a special exception to establish a utility substation in the GI (General Industry) Zoning District under the Loudoun County Zoning Ordinance. For SPEX-2025-0020, the applicant seeks a minor special exception to modify the required Type C Buffer.

**LEGI-2024-0056, DULLES TECHNOLOGY PARK: ZMAP-2024-0018**  
*(Zoning Map Amendment)*

Dulles Technology Park LLC has submitted an application for a zoning conversion for approximately 37.24 acres of land located east of Sully Road (Route 28), southwest of Shaw Road (Route 636), and on either side of Holiday Drive (Route 1004) in the Sterling Election District (the “Subject Property”). The Subject Property is more particularly described as:

PARCEL IDENTIFICATION NUMBER (PINS)	PROPERTY ADDRESS	TAX MAP NUMBER'S
033-15-6961-000	N/A	/81/F13///33/
033-15-5688-000	N/A	81/F13/35A3/
033-15-9716-000	45479 Holiday Drive, Sterling, Virginia 20166	/94//13////2/
034-45-5968-000	45425 Holiday Drive, Sterling, Virginia 20166	/94//13////1/
033-15-3118-000	45440 Holiday Drive, Sterling, Virginia 20166	/81/F13///34/
033-15-3077-000	22744 Holiday Drive, Sterling, Virginia 20166	/81/F13///35/

For ZMAP-2024-0018, the applicant seeks to convert the subject property from the PD-IP (Planned Development – Industrial Park) Zoning District under the 1972 Loudoun County Zoning Ordinance to the IP (Industrial Park) Zoning District under the Loudoun County Zoning Ordinance and permit the development of data centers and associated uses.

*Copies of the proposed plans, ordinances, or amendments for each item listed above may be examined at the Loudoun County Government Center, Office of County Administrator, Information Desk, First Floor, 1 Harrison Street, S.E., Leesburg, Virginia, from 8:30 AM to 5:00 PM, Monday through Friday or call 703-777-0246 (option 5), to request hard copies or electronic copies. Additional project files related to land use applications and land use ordinances may be reviewed electronically at loudoun.gov/landmarc. Additionally, documents may be viewed and downloaded electronically the week before the hearing at www.loudoun.gov/pc. For further information, contact the Department of Planning and Zoning at 703-777-0246 (option 5).*

Planning Commission work sessions and public hearings are held in the Board Room of the Government Center. Public hearings and work sessions are televised on Comcast Government Channel 1075 and Verizon FiOS Channel 40 and are also livestreamed at loudoun.gov/meetings.

Members of the public desiring to do so may appear and present their views during the public hearing. Public comment will be received only for those items listed for public hearing. Members of the public who wish to provide public input, whether electronically or in person, are encouraged to sign-up in advance; however, speakers may sign-up during the hearing. If you wish to sign up in advance, please call the Department of Planning and Zoning at 703-777-0246 (option 5) prior to 12:00 PM on the day of the public hearing; however, speakers may also sign-up at the public hearing. Written comments concerning any item before the Commission are welcomed at any time and may be sent to the Loudoun County Planning Commission, P.O. Box 7000 Leesburg, VA 20177-7000, or by e-mail to loudounpc@loudoun.gov. If written comments are presented at the hearing, please provide ten (10) copies for distribution to the Commission and for the Clerk’s records. Members of the public may also submit comments on land use items electronically at loudoun.gov/landapplications. Any individual representing and/or proposing to be the sole speaker on behalf of a citizen’s organization or civic association is encouraged to contact the Department of Planning and Zoning prior to the date of the public hearing to request additional time to speak on behalf of such organization.

Regularly scheduled Planning Commission public hearings are held on the fourth Tuesday of each month. In the event the public hearing cannot be conducted on that date due to weather or other conditions that make it hazardous for members to attend the hearing, the public hearing will be continued to the next day (Wednesday). In the event the public hearing may not be held on that Wednesday due to weather or other conditions that make it hazardous for members to attend the hearing, the public hearing may be continued to the first Thursday of the next month.

Hearing assistance is available for meetings in the Board of Supervisors’ Meeting Room. FM Assistive Listening System is available at the meetings. If you require any type of reasonable accommodation as a result of a physical, sensory, or mental disability to participate in this meeting, contact the Department of Planning and Zoning at 703-777-0246 (option 5). Three business days advance notice is requested.

**BY ORDER OF: CLIFFORD KEIRCE, CHAIR**  
**LOUDOUN COUNTY PLANNING COMMISSION**